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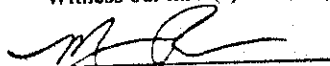
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**QUITCLAIM DEED WITH COVENANT**

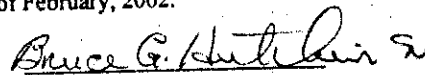
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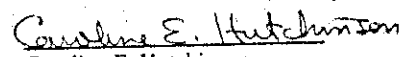
**Bruce G. Hutchinson and Caroline E. Hutchinson of Winslow, Kennebec County,**  
State of Maine for consideration paid, grant to **Hutchinson Realty Enterprises, LLC**  
whose mailing address is 45 Smiley Avenue, Winslow, Maine 04901 with quitclaim  
covenant the properties located in Kennebec County, State of Maine as further described  
in the attached Exhibit A.

Witness our hand(s) and seal(s) this 25<sup>th</sup> day of February, 2002.

  
Witness

"to both"  
Witness

  
Bruce G. Hutchinson

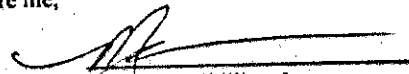
  
Caroline E. Hutchinson

State of Maine  
Kennebec, ss.

February 25, 2002

Then personally appeared the above named Bruce G. Hutchinson and Caroline E.  
Hutchinson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Michael F. Phillips, Jr.  
Attorney At Law  
MBN 8219

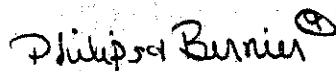


EXHIBIT A

**PARCEL ONE (15-16 Preble Hill Road, Vassalboro, Maine)**

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the Town of Vassalboro, County of Kennebec and State of Maine and shown as Lot 19 on a certain plan entitled "Plan Showing Property in North Vassalboro, Maine, owned by American Woolen Company" - John Franklin, C.E., September, 1935, and duly recorded in the Kennebec County Registry of Deeds in Plan Book 11, Pages 46 & 47 bounded and described as follows, to wit:

SOUTHERLY by Preble Street one hundred fifty-eight (158) feet; easterly by Lot 18 on said Plan one hundred seven (107) feet; northerly by land of owners unknown one hundred forty-seven (147) feet; westerly by land of owners unknown one hundred eight and 6/10 (108.6) feet. Containing 16,650 square feet. Be all said measurements, more or less.

TOGETHER with the right and easement to lay, maintain and repair a sewer line in and to land now or formerly owned by said American Woolen Company to serve, inter alia, the premises hereinbefore described and as was granted to the said Maurice A. Bilodeau, et al. inter alia, under and by virtue of a certain Deed of Easement from said American Woolen Company dated October 30, 1939 and recorded as aforesaid in Book 759 at Page 329 and subject to the conditions, provisions and reservation as contained therein and reference can be made to the record thereof for a description of such conditions, provisions and reservation.

SUBJECT, however, to and with the benefit of all easements, restrictions and encumbrances granted, created, imposed or otherwise referred to in a certain deed of the American Woolen Company to the said Maurice A. Bilodeau, et al. dated November 15, 1935 and recorded as aforesaid in Deed Book 716 at Page 2.

BEING subject to Mortgage Deed by Bruce Hutchinson and Caroline Hutchinson to Skowhegan Savings Bank dated June 7, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6509, page 152.

BEING the same premises conveyed by Lucille Breton to Bruce Hutchinson and Caroline Hutchinson by deed recorded in the Kennebec County Registry of Deeds in Book 6280, Page 314.

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**PARCEL TWO (25 Preble Street, Vassalboro, Maine)**

A CERTAIN LOT OR PARCEL OF LAND, with the buildings thereon, situated in Vassalboro, County of Kennebec and State of Maine and being Lot No. 20 as shown on Plan entitled "Plan showing Property in North Vassalboro, Maine, owned by American Woolen Company", which Plan is dated September 1935, and is duly recorded in the Kennebec Registry of Deeds, and which is bounded and described as follows, to wit:

Bounded northerly by Preble Street eighty-four (84) feet; easterly by Lot seventeen (17) on said Plan one hundred (100) feet and Lot Sixteen (16) on said Plan three (3) feet; southerly by land of owners unknown ninety-two (92) feet; westerly by Lot Twenty-One (21) on said Plan one hundred ten (110) feet; containing nine thousand three hundred thirty (9,330) square feet; all said measurements being more or less.

The above described premises are conveyed subject to a right reserved to the American Woolen Company, its successors and assigns, and for the benefit of other grantees from it by deed containing this restriction, to maintain any and all such existing water lines, sewer lines, gas lines or conduits as may pass through the above Woolen Company or other grantees from it as aforesaid, and a right of access to the said premises for the purpose of repairing, replacing or maintaining the same, wherever applicable. The grantor hereby grants to the grantees, their heirs and assigns, the same right in other property formerly of said Woolen Company or other grantees from it as aforesaid wherever applicable.

BEING subject to Mortgage Deed by Bruce G. Hutchinson and Caroline E. Hutchinson to Skowhegan Savings Bank dated February 14, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6152, Page 92.

BEING the same premises conveyed by Jacqueline L. Bard to Bruce G. Hutchinson and Caroline E. Hutchinson by deed dated February 14, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6152, Page 91.

**PARCEL THREE (7 Seavey Street, Waterville, Maine)**

A CERTAIN LOT OR PARCEL OF LAND located in Waterville, County of Kennebec, State of Maine and bounded and described as follows, to wit:

Beginning at a point marked by an iron pin at the northwest corner of land of Roy Pooler on the southerly side of Seavey Street, so-called; thence westerly sixty-three (63) feet, more or less, along the southerly line of said Seavey Street to a

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point marked by an iron pin at the northeast corner of land of Albert Gilbert, Dooris Gilbert and Alfred Gilbert; thence southerly fifty-eight (58) feet, more or less, along the easterly line of land of said Gilberts to a point marked by an iron pin; thence easterly at right angles twenty-five (25) feet, more or less to the point marked by an iron pin; thence southerly at right angles forty (40) feet, more or less to a point marked by an iron pin; thence easterly at right angles thirty-two (32) feet, more or less, to a point marked by an iron pin; thence northerly ninety-eight (98) feet, more or less along the westerly line of the land of Roy Pooler to the point of beginning.

BEING subject to Mortgage Deed by Bruce G. Hutchinson and Caroline E. Hutchinson to North American Mortgage Company dated August 23, 2001 and recorded in Book 6601, Page 242.

BEING the same premises conveyed by Bernard L. Doble, Jr. and Stephanie L. Doble to Bruce Hutchinson and Caroline E. Hutchinson by deed dated August 23, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6601, Page 241.

**PARCEL FOUR (65 Summer Street, Waterville, Maine)**

A CERTAIN PARCEL OF LAND with buildings thereon, located at 65 Summer Street, City of Waterville, County of Kennebec, State of Maine and further described as follows, to wit:

Being lots located on the westerly side of Summer Street in said Waterville and being numbered one hundred three (103) and one hundred and four (104) on a plan of Gilman Park, so-called, made for Frazier Gilman by Green and Wilson, C.E., June 5, 1920 and recorded in the Kennebec County Registry of Deeds to which reference is hereby made for a more particular description.

BEING subject to Mortgage Deed by Bruce G. Hutchinson and Caroline E. Hutchinson to North American Mortgage Company dated July 30, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6575, Page 222.

BEING the same premises conveyed by Joseph Valmont Theriault and Anita H. Theriault to Bruce Hutchinson and Caroline F. Hutchinson by deed dated July 30, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6575, Page 221.

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**PARCEL FIVE (19 Summer Street, Waterville, Maine)**

A CERTAIN LOT OR PARCEL OF LAND with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin marking the southeast corner of land of Adjutor Breton, located on Summer Street in said Waterville; thence running northerly along the east boundary of said Breton's land, a distance of one hundred (100) feet, two (2) inches to an iron pin located in the south boundary of land owned by Laura Poulin; thence running easterly along the south boundary of land of said Poulin a distance of sixty (60) feet, nine (9) inches, to an iron pin located in the west boundary of land of Marcel R. Chabot; thence running southerly along the west boundary of land of said Chabot a distance of ninety-eight (98) feet, five (5) inches to a granite post set in the ground; thence running westerly a distance of sixty-two (62) feet, six (6) inches to the point of beginning.

The above described premises are hereby conveyed subject to an easement of a right of way to be used in common with others over a strip of land twelve (12) feet wide located both west and north of the premises herein described.

BEING subject to Mortgage Deed by Bruce Hutchinson and Caroline Hutchinson to Skowhegan Savings Bank dated June 7, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6507, Page 35.

BEING the same premises conveyed by Jason Sage to Bruce Hutchinson and Caroline Hutchinson by deed recorded in the Kennebec County Registry of Deeds in Book 6280, Page 345.

**PARCEL SIX (1 Swan Street, Waterville, Maine)**

A CERTAIN LOT OR PARCEL OF LAND, together with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

NORTHERLY by land now or formerly of George Thibodeau fifty (50) feet; on the west fifty-seven (57) feet by land now or formerly of Jules Gamache and land of Alphonse Collette; southerly fifty (50) feet by land now or formerly of George Bolduc; easterly fifty-seven (57) feet by Swan Street.

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BEING subject to Mortgage Deed by Bruce G. Hutchinson and Caroline Hutchinson to Skowhegan Savings Bank dated April 9, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6447, Page 157.

BEING the same premises conveyed by Ervic C. Hallee to Ronald C. Hallee and Regina A. Gagnon by deed dated April 11, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6182, Page 23.

**PARCEL SEVEN (212 Water Street, Waterville, Maine)**

A CERTAIN LOT OR PARCEL OF LAND situated in the City of Waterville, County of Kennebec and State of Maine on the easterly side of Water Street, more particularly bounded and described as follows, to wit:

Westerly by Water Street; Northerly in part by the George D. Gonnea lot; Easterly by land of Celena Perry, et als; Southerly by land of Paul Dutil.

Also conveying the exclusive right to the use of the driveway located between the house on the above described premises and the easterly line of the above described premises, said driveway extends about 52 feet southerly from the southerly right of way line of said Water Street and extends about 7 feet westerly of the easterly line of the above described premises. The right to use the driveway was reserved in the deed from Norman J. Doyon and Rose E. Doyon to Joseph & Karter Associates dated December 22, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3286, Page 137.

BEING subject to Mortgage Deed by Bruce G. Hutchinson and Caroline E. Hutchinson to North American Mortgage Corporation dated August 20, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6598, Page 19.

BEING the same premises conveyed by Rose E. Doyon to Bruce G. Hutchinson and Caroline E. Hutchinson by deed dated August 20, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6598, Page 18.

**PARCEL EIGHT (4 South Grove Street, Waterville, Maine)**

A certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

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Northerly seventy (70) feet by land now or formerly of George Frappier and Ida Frappier; easterly one hundred thirty (130) feet by land now or formerly of one Cote; southerly seventy (70) feet by land now or formerly of Arthur Lessard and westerly one hundred thirty (130) feet by South Grove Street.

Also, another certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Beginning at a cedar post in the westerly line of land now or formerly of Ralph York at a point about one hundred twelve (112) feet from where the westerly line of land of said Ralph York intersects with the southerly line of Grove Street; thence running southerly along the westerly line of land of said Ralph York twenty (20) feet to an iron pin sunk in the ground; thence running easterly at right angles about six (6) feet to land now or formerly of William Ruel; thence running southerly along the westerly line of said William Ruel forty-five (45) feet to an iron pin sunk in the ground; thence running westerly in a straight line to an iron pin sunk in the ground in the easterly line of a proposed street; thence running northerly along the easterly line of said proposed street sixty-five (65) feet to an iron pin sunk in the ground; thence running easterly in a straight line to point begun at.

BEING subject to Mortgage Deed by Bruce Hutchinson and Caroline Hutchinson to Skowhegan Savings Bank dated August 10, 1999 recorded in the Kennebec County Registry of Deeds in Book 6025, Page 9.

BEING the same premises conveyed by Harold J. Poirier and Marianne Poirier to Bruce Hutchinson and Caroline Hutchinson by deed dated August 10, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6025, Page 7.

#### PARCEL NINE (265 Main Street, Waterville, Maine)

A CERTAIN LOT OR PARCEL of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin in the easterly line of Main Street, which pin is situate one hundred eight and nine-tenths (108.9) feet northerly (measuring along the easterly line of Main Street) from the intersection of the easterly line of Main Street and the northerly line of Hillside Avenue; thence North eighty-three degrees thirty minutes East (N 83° 30' E) at right angles to the easterly line of Main Street one hundred fifty (150) feet to an iron pin; thence southerly sixty-one and seventy-five hundredths (61.75) feet along the westerly line of property formerly of the

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Spring Brook Ice & Fuel Co. to an iron pin; thence westerly parallel with the first mentioned bound one hundred forty-eight (148) feet to an iron pin in the easterly line of Main Street, said pin being in the northwest corner of a parcel of land now or formerly owned by William G. Woods and Bettie E. Woods; thence northerly in the easterly line of Main Street sixty-one and seventy-five hundredths (61.75) feet to the point of beginning.

EXCEPTING AND RESERVING a right of way over a strip of land eight (8) feet in width lying along the southerly boundary of the above described premises, the northerly line of said right of way being eight (8) feet northerly of and parallel with the aforesaid southerly line of the property above conveyed and running from the easterly line of Main Street easterly one hundred (100) feet, said right of way to be for the benefit of the property next southerly of the property herein conveyed and being the right of way set forth in a certain conveyance from Doris J. Toward to William G. Woods and Bettie E. Woods, dated August 3, 1946 and recorded in Kennebec Registry of Deeds, Book 844, Page 131.

BEING subject to Mortgage Deed by Bruce Hutchinson and Caroline Hutchinson to Skowhegan Savings Bank dated December 17, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6122, Page 215.

BEING the same premises conveyed by Thomas J. Morrione and Nancy R. Morrione to Bruce Hutchinson and Caroline Hutchinson by deed dated December 17, 1999 and recorded in the Kennebec County Registry of Deeds, Book 6122, Page 213.

#### PARCEL TEN (28 Monument Street, Winslow, Maine)

A certain lot or parcel of land with the buildings thereon situated in Winslow, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone monument set in the westerly line of Birch Street, now Monument Street, at the southeasterly corner of a parcel of land formerly known as the Methodist Chapel lot, but now or formerly the property of the Roman Catholic Bishop of Portland, Maine; thence southerly along the westerly line of Birch Street, now Monument Street, sixty (60) feet to a stone monument; thence westerly in a line parallel with the southerly line of the lot of land formerly known as the Methodist Chapel lot ninety (90) feet to a stone monument; thence northerly in a line parallel with the westerly line of Birch Street, now Monument Street, sixty (60) feet to a stone monument at the southwesterly corner of the lot of land formerly known as the Methodist Chapel lot; thence easterly along the southerly

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line of the lot of land formerly known as the Methodist Chapel lot ninety (90) feet to the point of beginning.

BEING subject to Mortgage Deed by Bruce Hutchinson and Caroline Hutchinson to Skowhegan Savings Bank dated June 7, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6509, Page 159.

BEING the same premises conveyed by Richard Stiles and Kathleen Stiles to Bruce Hutchinson and Caroline Hutchinson by deed recorded in the Kennebec County Registry of Deeds in Book 6280, Page 329.

RECEIVED KENNEBEC SS.

2002 MAY 10 PM 3:05

ATTEST: *Buffy Butler-Harding*  
REGISTER OF DEEDS

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